

## **DESIGN AND ACCESS & HERITAGE STATEMENT**

### **PROPOSED CONVERSION OF EXISTING GRANARY TO RESIDENTIAL ANNEXE GRANGE FARM, GEDDING IP30 0QE.**

#### **Heritage.**

The Granary comprises a 2 storey traditional farm building with a duo-pitched pantiled roof, set within the curtilage of Grange Farmhouse which is grade 2 listed. The building has been disused for many years, but the structure has been well maintained and is in generally good order (see engineers report).

#### **Amount**

It is proposed that the building is used as a single dwelling incorporating the ground and 1<sup>st</sup> floors. The more modern stables attached to the east gable will be included in the conversion to future proof the building and provide ground floor bathroom and bedroom facilities.

#### **Use**

The annexe will be used as a dwelling by the owner's parents.

#### **Appearance & Scale**

The proposed dwelling is a conversion of the existing building and therefore is constrained by size and arrangement. Existing brickwork elevations will be retained with addition of one small window for the kitchen. The front elevation of the granary along with the stable block will be clad in black stained feather edge boarding to match existing cladding. The granary roof pantiles will be retained and 2<sup>nd</sup> hand pantiles to match sourced for the stable wing. Conservation grade rooflights will be inserted into the granary roof to provide natural light.

#### **Access**

The building lies at the end of an existing drive providing both vehicular and pedestrian access. There is ample space for manoeuvring and parking of vehicles and well as bin and bicycle storage. Ground floor level access will be provided complying with part M of the current Building Regulations.

#### **Landscaping**

The site surrounding the annexe will be substantially unchanged. The overgrown vegetation along the ditch to the north of the building will be trimmed and the ditch cleared. There are no trees that will be affected by the proposed works.

## **Schedule of Structural Repairs, Alterations & Strengthening Work.**

1. Main roof.
  - a. Strip tiles & battens.
  - b. Strengthen wall plates & principal truss.
  - c. Replace any decayed timbers with softwood to match.
  - d. New breathable felt & battens. Re-lay existing tiles.
  - e. Trim rafters for new rooflights.
2. Granary walls.
  - a. Repair cracks in brickwork using helical stainless steel bed joint reinforcement & lime mortar re-pointing.
  - b. Form opening for new kitchen window.
3. 1st floor.
  - a. Infill trimmed stair opening with joists to match existing
  - b. Form new stairwell with new trimmer.
4. Granary ground floor
  - a. Excavate to formation level. Take care not to undermine existing footings.
  - b. Lay well compacted granular sub-base with sand blinding.
  - c. New d.p.m and 100mm Gen 1 concrete oversite slab.
5. Stables.
  - a. Remove complete roof & internal partition.
  - b. Construct new duo-pitched softwood cut roof as detailed with re-claimed clay pantiles to match main granary.
  - c. Form new door & window openings in end wall & front wall.
6. External.
  - a. Verify existing soakaways for roof rainwater disposal.
  - b. Provide new treatment plant for foul water disposal with outlet to ditch.

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